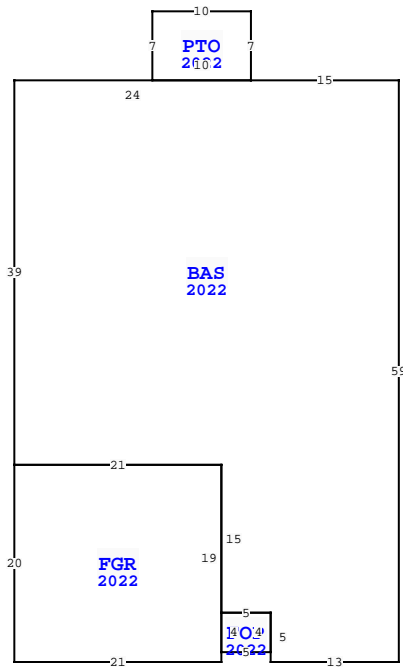


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	08	SHT VINYL	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	05	
NEIGHBORHOOD/LOC		5009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	188,347
FGR	420	55	231	23,442
FOP	20	30	6	609
PTO	70	5	4	406
TOTALS	2,366		2,097	212,804

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,097	106.8200	101.48	212,804	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023										Heated Area: 1856	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			212,804
TOTAL MARKET OB/XF VALUE			10,073
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			277,877
SOH/AGL Deduction			2,483
ASSESSED VALUE			275,394
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			225,394
TOTAL JUST VALUE			277,877
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014382	CO ISSUED	0	10/06/2022
21014382	NEW CONSTR	303,734	10/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1215	10/07/2022	SW	Q	I	01	345,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: YEUNG CHI SAN & SYD						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W15 PTO=[YR=2022] N7 W10 S7 E10\$ W24 S39	
FGR=[YR=2022] S20 E21 N1 FOP=[YR=2022] E5 N4 W5 S4\$ N19	
W21\$ E21 S15 E5 S5 E13 N59 \$.	

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	704.00	UT	5.20	5.20	100	2022	2022	3	100	3,661	
2	0462	ST/AL FNC	0	100	156	624.00	SF	10.00	10.00	100	2022	2022	3	98	6,115	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	

LAND DESCRIPTION		TOTAL OB/XF															10,073							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							